

## WARRANTY DEED

Form WD-1  
Revised 12/2021

Project:	<u>County Road 450 S. Reconstruction</u>
Parcel:	<u>24</u>
Page:	<u>1 of 3</u>

**THIS INDENTURE WITNESSETH**, That Patricia R. Kirkpatrick, as Trustee of the Revocable Living Trust of Patricia R. Kirkpatrick, executed on the 28<sup>th</sup> day of March, 2014, the Grantor of Tippecanoe County, State of Indiana Conveys and Warrants to the **Tippecanoe County Board of Commissioners**, the Grantee, for and in consideration of the sum of Two Thousand Three Hundred Sixty Five Dollars (\$2,365.00) (of which said sum \$2,365.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal descriptions attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement, is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

The Grantor assumes and agrees to pay the 2022 payable 2023 real estate taxes and assessments on the above-described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the State in the event of any non-payment.

The undersigned represents and warrants that she is the Trustee of the Revocable Living Trust of Patricia R. Kirkpatrick, executed on the 28<sup>th</sup> day of March, 2014, that pursuant to the Trust Agreement she has full authority to manage the affairs of said Trust and sign and execute documents on its behalf and that said authority has not been revoked, and that she is therefore, fully authorized and empowered to convey to the Tippecanoe County Board of Commissioners real estate of this Trust, and that on the date of execution of said conveyance instruments she had full authority to so act.

Interests in land acquired by the Tippecanoe  
County Board of Commissioners  
Grantee mailing address:  
20 N. 3<sup>rd</sup> Street, Lafayette, IN 47901  
I.C. 8-23-7-31

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Reconstruction  
Parcel: 24  
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IN WITNESS WHEREOF, the said Grantor has executed this instrument this 27<sup>th</sup> day of January, 2023

Revocable Living Trust of Patricia R. Kirkpatrick, executed on the 28<sup>th</sup> day of March, 2014

Patricia R. Kirkpatrick, Trustee (Seal)  
Signature

Patricia R. Kirkpatrick, Trustee  
Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Patricia R. Kirkpatrick, as Trustee of the Revocable Living Trust of Patricia R. Kirkpatrick, executed on the 28<sup>th</sup> day of March, 2014, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be her voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 27<sup>th</sup> day of January, 2023

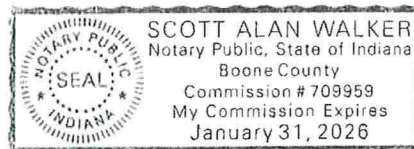
Signature Scott Alan Walker

Printed Name Scott Alan Walker

My Commission expires 1/31/26

My Commission Number 709959

I am a resident of Boone County.



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Interests in land acquired by, the Tippecanoe County Board of Commissioners, Tippecanoe County, Indiana

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. *Douglas Masson*

This instrument prepared by Douglas Joseph Masson, Attorney at Law.

No. 19474-53  
200 Ferry Street, Suite C  
P.O. Box 99  
Lafayette, IN 47902-0099

Grantee's mailing and tax bill address:  
Tippecanoe County Board of Commissioners  
20 North 3<sup>rd</sup> Street  
Lafayette, IN 47901

Legal Description prepared by Ryan A. Selby, License Number LS21700017

## EXHIBIT "A"

Project: C.R. 450 S. Reconstruction  
Parcel: 24 Fee Simple  
Code: N/A  
Tax ID: 79-11-13-400-005.000-030  
Form: WD-1

Sheet 1 of 1

A part of the Southeast Quarter of Section 13, Township 22 North, Range 4 West, located in Tippecanoe County, Indiana, and being a part of the grantors' land lying within the right-of way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at a point on the north line of said Southeast Quarter, South 89 degrees 58 minutes 06 seconds West 1763.61 feet from the northeast corner of said Southeast Quarter, said northeast corner designated as point "258" on said parcel plat; thence Southwesterly 141.50 feet along an arc to the right having a radius of 2520.00 feet and subtended by a long chord having a bearing of South 80 degrees 31 minutes 46 seconds West and a length of 141.49 feet to the west line of the grantor's land; thence North 0 degrees 34 minutes 09 seconds West 23.20 feet along said west line to the north line of said Southeast Quarter; thence North 89 degrees 58 minutes 06 seconds East 139.79 feet along said north line to the point of beginning and containing 0.039 acres, more or less, inclusive of the presently existing right-of-way which contains 0.020 acres more or less.

This description was prepared for Tippecanoe County, Indiana by Ryan A. Selby, Indiana Registered Land Surveyor, License Number LS21700017, on the 24th day of July, 2022.

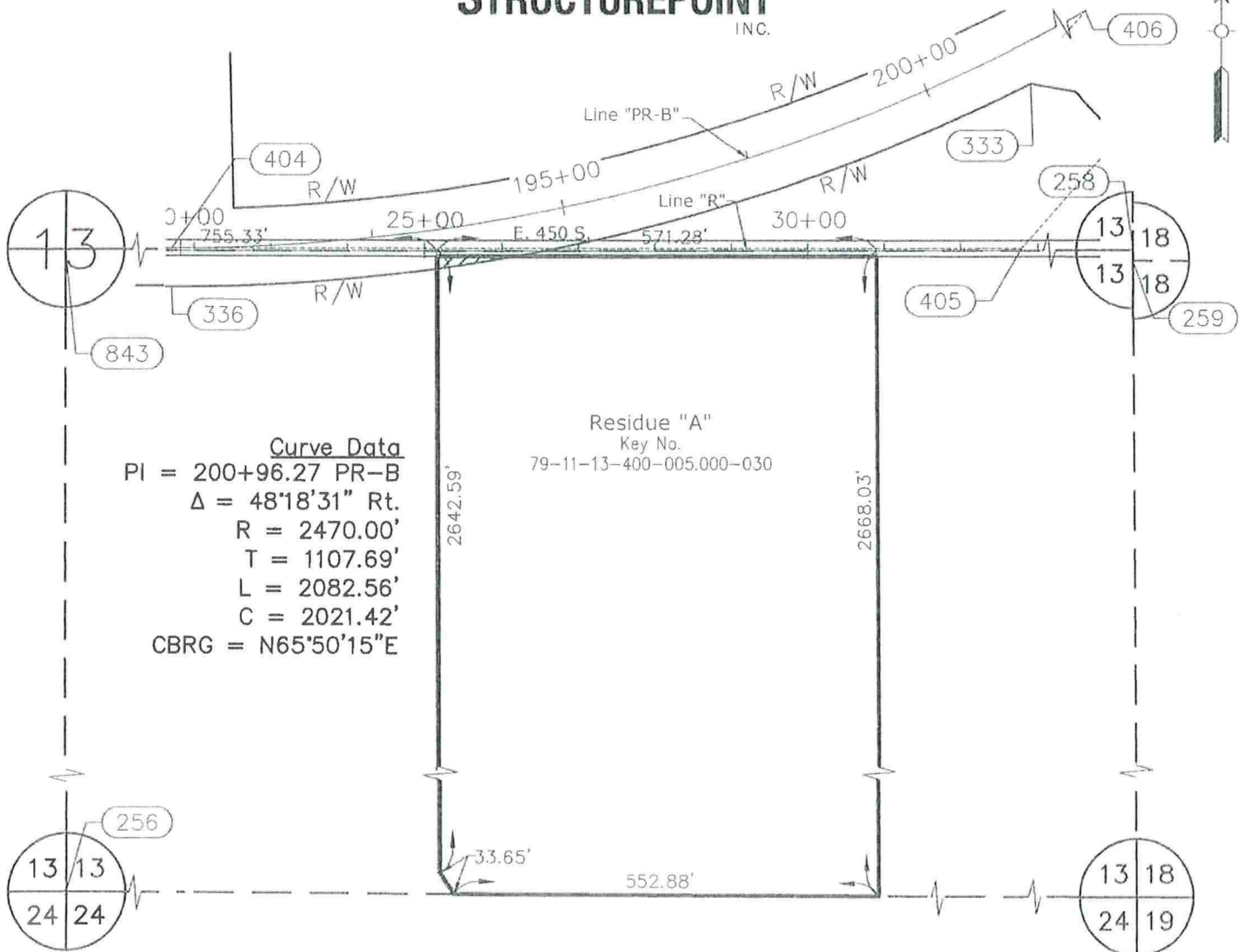
Ryan A. Selby



EXHIBIT "B"  
RIGHT-OF-WAY PARCEL PLAT  
Prepared for Tippecanoe County, Indiana  
by: AMERICAN  
**STRUCTUREPOINT**  
INC.

SHEET 1 OF 2

0 100' 200'  
SCALE: 1"=200'



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: PATRICIA R KIRKPATRICK REV LIVING TRUST  
PARCEL: 24  
CODE: N/A  
PROJECT: C.R. 450 S. RECONSTRUCTION  
ROAD: C.R. 450 S.  
COUNTY: TIPPECANOE  
SECTION: 13  
TOWNSHIP: 22 NORTH  
RANGE: 4 WEST

DRAWN BY: MAP  
CHECKED BY: RAS  
DES. NO.: N/A

INSTRUMENT NUMBER 201414004943, DATED MARCH 28, 2014

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.



EXHIBIT "B"  
RIGHT-OF-WAY PARCEL PLAT  
Prepared for Tippecanoe County, Indiana  
by: AMERICAN

SHEET 2 OF 2

**STRUCTUREPOINT**  
INC.

POINT REFERENCE CHART (Feet)

Point	North	East	Station	Offset	CL
256	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
258					
259					
843					
333	173922.2228	811538.1502	201+25	50' Rt.	PR-B
336	173660.0131	810419.2297	+PC (189+88.57)	50' Rt.	PR-B
404	173710.0131	810419.2226	+PC (189+88.57)	0'	PR-B
405	173710.1702	811526.9158	+PI (200+96.27)	N/A	PR-B
406	174537.4304	812263.5464	+PT (210+71.14)	0'	PR-B

**SURVEYOR'S STATEMENT**

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 202222010568 in the Office of the Recorder of Tippecanoe County, Indiana, incorporated and made a part hereof by reference, comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

*Ryan A. Selby*

07-24-2022

Ryan A. Selby  
Professional Surveyor No. LS21700017  
State of Indiana



NOTE: STATIONS AND OFFSETS ARE TO CONTROL OVER NORTH AND EAST COORDINATES.

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CODE: N/A  
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ROAD: C.R. 450 S.  
COUNTY: TIPPECANOE  
SECTION: 13  
TOWNSHIP: 22 NORTH  
RANGE: 4 WEST

DRAWN BY: MAP  
CHECKED BY: RAS  
DES. NO.: N/A

AMERICAN STRUCTUREPOINT, INC PROJECT NO. 2020.01939

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

The attached **Warranty Deed Parcel 24 – 450 S Reconstruction Project** is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this   21   day of   February  , 2023

\_\_\_\_\_  
Tracy A. Brown, President

\_\_\_\_\_  
Thomas P. Murtaugh, Vice President

\_\_\_\_\_  
David S. Byers, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: \_\_\_\_\_  
          Jennifer Weston, Auditor